

DOUGLAS COUNTY, NV **2022-991505**
Rec:\$40.00
\$40.00 Pgs=3 11/09/2022 10:04 AM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-33-111-038
File No.:	1849728 sa
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
Brenda J. Smith, as Trustee of the Brenda J. Smith Revocable Trust dated August 14, 2020	
1202 Sierra Vista Dr	
Gardnerville, NV 89460	

(for recorders use only)

**Open Range Disclosure
(Title of Document)**

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: _____

(State specific law)


Signature

Escrow Assistant
Title

Cynthia Haggard
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1 - 2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

THIS DOCUMENT IS EXECUTED IN COUNTERPART

1262 Bronco Circle Minden NV 89423

OPEN RANGE DISCLOSURE

Assessor Parcel or Home ID Number: 142033111038

Disclosure: This property is adjacent to "Open Range"

This property is adjacent to open range on which livestock are permitted to graze or roam. Unless you construct a fence that will prevent livestock from entering this property, livestock may enter the property and you will not be entitled to collect damages because livestock entered the property.

Regardless of whether you construct a fence, it is unlawful to kill, maim or injure livestock that have entered this property.

The parcel may be subject to claims made by a county or this State of rights of-way granted by Congress over public lands of the United States not reserved for public uses in chapter 262, section 8, 14 Statutes 253 (former 43 U.S.C. § 932, commonly referred to as R.S. 2477), and accepted by general public use and enjoyment before, on or after July 1, 1979, or other rights-of-way. Such rights-of-way may be:

- (1) Unrecorded, undocumented or unsurveyed; and
- (2) Used by persons, including, without limitation miners, ranchers or hunters, for access or recreational use, in a manner which interferes with the use and enjoyment of the parcel.

SELLERS: The law (NRS 113.065) requires that the seller shall:

- Disclose to the purchaser information regarding grazing on open range;
- Retain a copy of the disclosure document signed by the purchaser acknowledging the date of receipt by the purchaser of the original document;
- Provide a copy of the signed disclosure document to the purchaser; and
- Record, in the office of the county recorder in the county where the property is located, the original disclosure document that has been signed by the purchaser.

I, the below signed purchaser, acknowledge that I have received this disclosure on this date: _____

Buyer Signature
Brenda J Smith.
Print or type name here

Buyer Signature
as Trustee of the Brenda J Smith Revocable Trust
Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this day of _____

John Clark Berrier
Seller Signature
JOHN CLARK BERRIER
Print or type name here

Susan J Berrier
Seller Signature
SUSAN BERRIER
Print or type name here


STATE OF NEVADA, COUNTY OF Douglas
 This instrument was acknowledged before me on 10-25-2022
 (date)

by John Clark Berrier
Person(s) appearing before notary

by Susan Berrier
Person(s) appearing before notary

Dr. A.C.
Signature of notarial officer

Notary Seal



SHERRY ACKERMANN
 Notary Public - State of Nevada
 Appointment Recorded in Douglas County
 No: 05-96319-5 - Expires April 26, 2025

CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM'S FITNESS FOR YOUR PURPOSE.

Leave space within 1-inch margin blank on all sides.

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I, the below signed purchaser, acknowledge that I have received this disclosure on this date: 10/22/2022 | 12:41 PM CDT

One signed by:
Brenda J. Smith
CAMBRIDGE

Buyer Signature

Buyer Signature

Brenda J Smith.
Print or type name here

as Trustee of the Brenda J Smith Revocable Trust
Print or type name here

In Witness, whereof, I/we have hereunto set my hand/our hands this day of _____

Seller Signature

Seller Signature

Print or type name here

Print or type name here

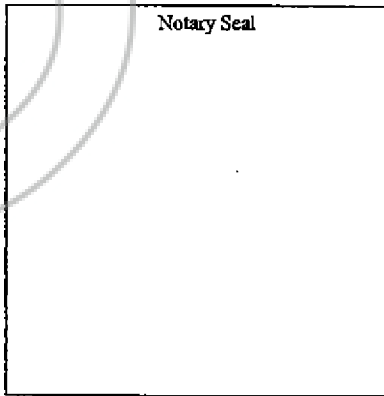
STATE OF NEVADA, COUNTY OF Douglas

This instrument was acknowledged before me on _____
(date)

by _____
Person(s) appearing before notary

by _____
Person(s) appearing before notary

Signature of notarial officer



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Leave space within 1-inch margin blank on all sides.